



**AGENDA**  
Site Development Review Committee  
Regular Meeting  
Tuesday – October 13, 2015  
*Bryan Municipal Building*

---

**NEW ITEMS:**

- 1. Final Plat. FP15-31. Carrabba Road Subdivision.** This is a final plat for three lots on 4.98 acres. This site is located at 7658 East State Highway 21.  
CASE CONTACT: Stephanie Doland (JLM)  
OWNER/APPLICANT/AGENT: 21 & Carrabba Joint Venture/Same as Owner/Payne Land Surveying  
SUBDIVISION: Carrabba Road
- 2. Site Plan. SP15-55. Maturewell Lifestyle Center.** This is a proposed site plan for the construction of a two story medical clinic building. This site is located on Lake Atlas Drive.  
CASE CONTACT: Randy Haynes (JLP)  
OWNER/APPLICANT/AGENT: Bryan Commerce & Development/Bryan Traditions LP/Schultz Engineering  
SUBDIVISION: Traditions – Phase 30

**REVISIONS: (May not be distributed to all members)**

- 3. Final Plat. FP15-30. Traditions – Phase 30.** This is a revised final plat for one lot with common area on 2.46 acres. This site is located on the corner on South Traditions Drive.  
CASE CONTACT: Randy Haynes (JLP)  
OWNER/APPLICANT/AGENT: Bryan Commerce & Development/Bryan Traditions LP/Schultz Engineering  
SUBDIVISION: Traditions – Phase 30
- 4. Final Plat. FP15-20. North Campus.** This is a revised final plat for 19 lots on 6.390 acres. This site is located on Old College Road.  
CASE CONTACT: Matthew Hilgemeier (JLM)  
OWNER/APPLICANT/AGENT: Bona Fide Acquisitions/Justin Whitworth/Schultz Engineering  
SUBDIVISION: North Campus
- 5. Preliminary Plan. PP15-27. Heritage Lake Estates – Phase 2.** This is a revised preliminary plan for twenty-seven lots on 38.988 acres. This site is located on the corner on Steep Hollow Road.  
CASE CONTACT: Stephanie Doland (JLM)  
OWNER/APPLICANT/AGENT: Kyle Family Living Trust/Don Kyle/Schultz Engineering LLC  
SUBDIVISION: Heritage Lake Estates
- 6. Site Plan. SP15-52. Hawthorne At Traditions.** This is a revised plan to construct nine apartment buildings. This site is located on Atlas Pear Drive.  
CASE CONTACT: Randy Haynes (JLM)  
OWNER/APPLICANT/AGENT: Bryan Commerce & Development/Traditions Apartments Phase II/Schultz Eng  
SUBDIVISION: Traditions – Phase 29

- 7. Conditional Use. CU15-13. Briar Meadows Creek.** This is a revised request for conditional use to allow zero lot line patio homes in an area currently zoned Residential District – 5000 (RD-5). This site is located on Red River Drive.  
CASE CONTACT: Stephanie Doland (MRD)  
OWNER/APPLICANT/AGENT: 7 Oaks Development LTD/Brazos Trace LLC/Bleyl & Associates  
SUBDIVISION: Briar Meadows Creek
- 8. Site Plan. SP13-48. Marino Estates Hwy 21E.** This is a revised plan proposing to construct a truck stop on approximately 3.98 acres. This site is located at 5943 SH 21 East.  
CASE CONTACT: Matthew Hilgemeier (WPK/JLP)  
OWNER/APPLICANT/AGENT: Texas LS Investments/Rabon Metcalf/RME Consulting Engineers  
SUBDIVISION: Marino Estates Hwy 21E
- 9. Site Plan. SP15-51. Weatherford.** This is a revised plan for additional parking and paved areas. This site is located at 820 Industrial Boulevard.  
CASE CONTACT: Matthew Hilgemeier (JLP)  
OWNER/APPLICANT/AGENT: Weatherford/Brian Jernigan/RME Consulting Engineers  
SUBDIVISION: Brazos County Industrial Park
- 10. Site Plan. SP15-45. Stephen F. Austin Middle School.** This is a revised plan to construct new buildings for use as a school and administration offices. This site is located at 801 S. Ennis Street.  
CASE CONTACT: Stephanie Doland (JLM)  
OWNER/APPLICANT/AGENT: Bryan ISD/Jeff Windsor/Gessner Engineering  
SUBDIVISION: BISD
- 11. Site Plan. SP15-46. Sul Ross Elementary School.** This is a revised plan to redevelop the existing elementary school for Bryan Independent School District. This site is located at 3300 Parkway Terrace.  
CASE CONTACT: Stephanie Doland (JLM)  
OWNER/APPLICANT/AGENT: Bryan ISD/Jeff Windsor/Gessner Engineering  
SUBDIVISION: BISD
- 12. Replat. RP15-18. Briar Meadows Creek.** This is revised replat of two lots on 13.46 acres. This site is located at 2762 Nash Street.  
CASE CONTACT: Randy Haynes (JLP)  
OWNER/APPLICANT/AGENT: Nash Street LLC/Same as Owner/Bleyl & Associates  
SUBDIVISION: Briar Meadows Creek